

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JaVonne M. Phillips, Esq. SBN 187474 Merdaud Jafarnia, Esq. SBN 217262 McCarthy & Holthus, LLP 1770 Fourth Avenue San Diego, CA 92101 Phone (877) 369-6122 Fax (619) 685-4810</p> <p><input checked="" type="checkbox"/> Attorney for Movant(s) <input type="checkbox"/> Movant(s) appearing without an attorney</p>	<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p>FILED & ENTERED</p><p>MAY 14 2014</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY may DEPUTY CLERK</p></div>
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: Willie Anderson,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-39011-SK CHAPTER: 7</p> <p>ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (REAL PROPERTY)</p> <p>DATE: 5/14/2014 TIME: 08:30AM COURTROOM: 1575 PLACE: 255 E. Temple Street, Los Angeles, CA</p>
<p>Movant: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7, its assignees and/or successors, by and through its servicing agent Select Portfolio Servicing, Inc.</p>	

1. The Motion was: Opposed Unopposed Settled by stipulation

2. The Motion affects the following real property (Property):

Street address: 2201 Logan Street
City, state, zip code: Pomona, CA 91767

Legal description or document recording number (including county of recording):
20071855209, Los Angeles County, California

See attached page.

3. The Motion is granted under: 11 U.S.C. § 362(d)(1) 11 U.S.C. § 362(d)(2) 11 U.S.C. § 362(d)(3)
 11 U.S.C. § 362(d)(4)

4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:

- a. Terminated as to Debtor and Debtor's bankruptcy estate.
 - b. Annulled retroactively to the date of the bankruptcy petition filing.
 - c. Modified or conditioned as set forth in Exhibit _____ to this Order.
5. Movant may enforce its remedies to foreclose upon and obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not pursue any deficiency claim against the Debtor or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. § 501.
6. Movant must not conduct a foreclosure sale before the following date (*specify*): _____
7. The stay shall remain in effect subject to the terms and conditions set forth in the Adequate Protection Attachment to this Order.
8. In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this Order. The secured portion of Movant's claim is deemed withdrawn upon entry of this Order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this Order.
9. The filing of the petition was part of a scheme to delay, hinder, and defraud creditors that involved either:
 - transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval.
 - multiple bankruptcy filings affecting the Property.

If recorded in compliance with applicable state law governing notices of interests or liens in the Property, this Order is binding and effective under 11 U.S.C. § 362(d)(4)(A) and (B) in any other bankruptcy case purporting to affect the Property filed not later than 2 years after the date of entry of this Order, except that a debtor in a subsequent bankruptcy case may move for relief from this Order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local governmental unit that accepts notices of interests or liens in real property shall accept any certified copy of this Order for indexing and recording.

10. This court further orders as follows:

- a. The 14-day stay as provided in FRBP 4001(a)(3) is waived.
- b. The provisions set forth in the Extraordinary Relief Attachment shall also apply (*attach Optional Form F 4001-10-ER*).
- c. See attached continuation page for additional provisions.

Date: May 14, 2014



Sandra R. Klein
United States Bankruptcy Judge